

Raymond Planning Board Minutes

May 07, 2009

Approved 06/04/09

Place: Raymond High School; Media Center

Call to Order: 7:00 p.m.

Members Present: Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Jim Kent, Secretary; Bill Hoitt, Selectmen's Ex-Officio; Gretchen Gott; Bill Cantwell.

Staff Present: Ernest Cartier Creveling, Community Development Director.

Pledge of Allegiance

Approval of Minutes

Members Sitting for Approval of Minutes: Jonathan Wood, Carolyn Matthews, Jim Kent, Bill Hoitt, Gretchen Gott, Bill Cantwell.

MOTION: Bill Cantwell made a motion to approve the minutes of April 16, 2009 as amended. Bill Hoitt seconded. The motion passed with a unanimous vote of 6-0-0.

MOTION: Bill Cantwell made a motion to approve the minutes of April 23, 2009 as drafted. Gretchen Gott seconded. The motion passed with a unanimous vote of 5-0-1, with Carolyn Matthews abstaining.

Public Hearings – “Bohle Way” Conservation Subdivision Extension Request

Continued from 04/16/2009; Application #2008-001 – A request has been received from James Gregoire for an extension of the original conditional approval received May 15, 2008 for a conservation subdivision known as “Bohle Way.” The applicant proposes to modify the deadline for completion of conditions precedent, modify the steps required to achieve active and substantial development, and also modify the time period in which active and substantial development can be completed. The property is shown on Raymond Tax Map 23, Lot 4; Batchelder Road.

Members Sitting for this Hearing: Jonathan Wood, Carolyn Matthews, Jim Kent, Bill Hoitt, Gretchen Gott, Bill Cantwell.

Community Development Director Cartier Creveling noted the applicant appeared before the Technical Review Committee on April 22, as requested by the Board at the last meeting. Mr. Cartier Creveling added since that TRC meeting, though, the House of Representatives and State Senate passed a Bill (SB93), and is currently awaiting Governor Lynch's signature. The Bill extends the time period for achievement of active and substantial development from one year to three years, and the time period to achieve substantial completion from four years to six years, for projects receiving Planning Board approval between January 1, 2007 and July 1, 2009. He explained this Bill exceeds the original request of the applicant.

James Gregoire, the applicant, stated he has invested 6 years and over \$100,000 in this project. His intention has always been to build his house on this property, but does not want to handcuff himself to conditions that will not allow this to occur. He stated he is requesting that the Board grant him an extension of 30 days to complete the conditions precedent. During this time frame, he would like to speak with Town staff to determine if there is any design possibility that he could pursue that would allow him to get his house built without needing to construct the entire project at this time. He stated he has spoken with several people about the project, and they have all informed him it is not feasible to build the project as designed, as it is too costly.

Jonathan Wood made the suggestion to grant the requested extension for achievement of conditions precedent to June 15, and continue the hearing to June 4. This would give the applicant the time he seeks to first consider his options, and then return to the Board to explain his chosen path.

MOTION: Bill Cantwell made a motion to extend the period to achieve conditions precedent to June 15, 2009, at the request of the applicant, to allow the applicant to consider his options prior to recording the mylar at the registry of deeds. Jim Kent seconded. The motion passed with a unanimous vote of 6-0-0.

MOTION: Bill Cantwell made a motion to continue this hearing to June 4, 2009 at 7:00 p.m. at Raymond High School. Jim Kent seconded. The motion passed with a unanimous vote of 6-0-0.

Public Hearing – Gibbs Oil Site Plan

Continued from 03/26/2009; Application #2008-012: An application for Site Plan Review has been received from Ayoub Engineering, Inc. on behalf of Gibbs Oil Limited Partnership to raze an existing gas station and convenience store, and build a redesigned and relocated gas station and convenience store. The property is shown on Raymond Tax Map 28-2, Lot 15; NH Route 27.

Members Sitting for this Hearing: Jonathan Wood, Carolyn Matthews, Jim Kent, Bill Hoitt, Gretchen Gott, Bill Cantwell.

Community Development Director Cartier Creveling stated one of the major issues with the project from Altus Engineering's standpoint (the Town's peer review engineer) is that the applicant had not received a driveway permit from the New Hampshire Department of Transportation (NH DOT). The applicant has now received that permit. According to Altus, any remaining engineering items are minor enough where the Board could grant a conditional approval tonight, if they so choose.

Alan Micale of Ayoub Engineering, Inc. stated as Mr. Cartier Creveling explained, the NH DOT has approved the dual driveways for the site. Also, the NH Department of Environmental Services has approved the new underground storage tanks. He noted there has been significant back-and-forth discussion with Altus Engineering for this project. He added rooftop runoff is proposed to flow into a subsurface infiltration system. He added that there is a lighting waiver request that the Board needs to discuss because some lighting exceeds the Town's Regulations.

Jonathan Wood noted the building is now shown with a gable roof, whereas before it was a flat roof. Mr. Micale stated he took the architectural request from the Board back to Gibbs, and they agreed to change the style of the roof to better meet what the Board indicated they would have liked to see. Mr. Wood stated he appreciates the voluntary change.

Bill Cantwell asked if the grassed areas shown on the plan will be maintained over time, or allowed to become overgrown. Mr. Micale replied the eastern side of the site (the swale area) requires hand maintenance to function properly. The area to the north of the site (beyond the building and pavement) will be left alone as it is mostly wetland. The area to the western side of the site will also be maintained.

Gretchen Gott stated she remains concerned with the traffic pattern on the site, both in terms of vehicles and pedestrians. Mr. Micale stated depending on the drive-thru user, there will be peak times, but most of the time there will not be difficulty. Also, the site is flat, so the visibility is excellent for anyone walking to or from a parking space.

Carolyn Matthews asked how long it is anticipated to raze and reconstruct the site. Mr. Micale estimated 6 months. He noted Gibbs is definitely looking to undertake this project this year.

Ms. Matthews stated she noticed the plan calls for the installation of concrete curbing. She asked about the use of granite curbing instead. Mr. Micale replied granite curbing is much more expensive. He added he is not sure granite curbing is needed on the site. Ms. Matthews stated granite curbing is much more attractive, and is more durable. Mr. Micale agreed, but again noted the expense.

Ms. Matthews asked if Mr. Micale knew the percent of petro-chemical hydro-carbons that were removed by the infiltration system. Mr. Micale replied the removal is based on how much is actually flowing into the system. He noted the infiltration system is merely handling the rooftop runoff, so there is no hydro-carbon issue there.

PUBLIC COMMENT

There was no public comment.

Mr. Cartier Creveling noted the Board still has not yet acted on the lighting waiver. He added he seems to recall an old presentation where some spill-over lighting came onto an abutter's property (Map 28-2, Lot 16). Ms. Gott stated she would prefer to dim the lighting levels on the site. Mr. Micale noted the lighting levels at the property line currently show as zero. Also, the lighting is recessed in the canopy.

WAIVER REQUEST: *Waiver from the Town of Raymond Outdoor Lighting Standards, Item 10(c) and the Lighting Table.*

- A. *The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:*

Jim Kent: Will Not

Gretchen Gott: Will; adding the Outdoor Lighting Standards call for sufficient levels of lighting, and additional lighting is not necessary.

Bill Hoitt: Will Not

Bill Cantwell: Will Not

Jonathan Wood: Will Not

Carolyn Matthews: Will Not

- B. *The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:*

Jim Kent: Are

Gretchen Gott: Are Not

Bill Hoitt: Are

Bill Cantwell: Are

Jonathan Wood: Are

Carolyn Matthews: Are

- C. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:*

Jim Kent: Would Not

Gretchen Gott: Would Not; adding the Outdoor Lighting Standards call for sufficient levels of lighting, and additional lighting is not necessary.

Bill Hoitt: Would

Bill Cantwell: Would

Jonathan Wood: Would

Carolyn Matthews: Would

- D. *The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:*

Jim Kent: Will Not

Gretchen Gott: Will Not

Bill Hoitt: Will Not

Bill Cantwell: Will Not

Jonathan Wood: Will Not

Carolyn Matthews: Will Not

MOTION: Bill Cantwell made a motion to grant the requested waiver from the Town of Raymond Outdoor Lighting Standards, Item 10(c) and the Lighting Table. Carolyn Matthews seconded. The motion passed with a vote of 5-1-0, with Gretchen Gott opposed.

MOTION: Carolyn Matthews made a motion to approve the site plan presented by Ayoub Engineering, Inc. on behalf of Gibbs Oil Company Limited Partnership for property shown on Raymond Tax Map 28-2, Lot 15, NH State Route 27. The following conditions shall apply:

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be fulfilled within six (6) months, and confirmed in writing by the Raymond Community Development Director, unless otherwise specified, or this approval shall become null and void. The following are conditions precedent:
 - a. Applicant must receive all required local, state and federal permitting for the project;
 - b. All fees authorized to be charged to applicant pursuant to site plan review regulations including, but not limited to, application fees, costs of special studies and legal review, shall be paid by the applicant;
 - c. Deeds, easements, conservation easements, condominium documents maintenance agreements, and any other legal documentation pertinent to this development shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
 - d. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the plan approval date of **May 7, 2009**. ***Failure to execute the required agreement will result in plan approval revocation.***
 - e. The applicant shall address to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified as a result of the peer review. Written concurrence, from the Town's Engineer and the Raymond Community Development Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.
2. The following items must be completed within twelve (12) months^[1] of the completion of conditions precedent to constitute "active and substantial development or building" pursuant to (RSA 674:39), and as confirmed in writing by the Raymond Community Development Director:
 - a. Completion of sufficient site work to enable installation of site infrastructure, including the site drainage network and related structures, water supply and other underground installations, as well as the construction of the building foundation.
3. The following items must be completed to constitute "substantial completion of the improvements" pursuant to (RSA 674:39):
 - a. Construction of the proposed building, construction and connection to septic system and other improvements as represented on the approved site plan.

4. Bonding for on site earth construction, as determined by the Planning Board and/or its designee, shall be in place prior to the start of site work. Bonding for maintenance or any other purpose shall be posted prior to the issuance of a Certificate of Occupancy.
5. This approval is subject to the following waivers, granted by the Raymond Planning Board:
 - a. Outdoor Lighting Standards, Item 10(c) and the Lighting Table.
6. Other conditions imposed by the Planning Board:
 - a. N/A
7. Off-site improvement fees for specific deficiencies found to have a rational nexus to this project are as follows: *(describe in detail and amount)*:
 - a. N/A

SB 93 – VERSION ADOPTED BY BOTH BODIES

03/11/09 0496s

2009 SESSION

09-0970

10/05

SENATE BILL 93

AN ACT relative to the exemption from subsequent local land use regulation where substantial development has begun on an approved plan.

SPONSORS: Sen. Bragdon, Dist 11

COMMITTEE: Public and Municipal Affairs

AMENDED ANALYSIS

This bill allows for additional time to begin substantial development and building for a property subject to an approved subdivision plat or site plan to be exempt from subsequent planning board regulation.

*Explanation: Matter added to current law appears in **bold italics**.*

Matter removed from current law appears [~~in brackets and struck through~~].

Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

03/11/09 0496s

09-0970

10/05

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Nine

AN ACT relative to the exemption from subsequent local land use regulation where substantial development has begun on an approved plan.

Be it Enacted by the Senate and House of Representatives in General Court convened:
1 New Paragraph; Local Land Use Planning; Recorded Plans; Four Year Exemption;
Additional Exemption Added. Amend RSA 674:39 by inserting after paragraph IV the following new paragraph:

V. Notwithstanding the time limits established in paragraph I, every subdivision plat and site plan approved by the planning board on or after January 1, 2007 and prior to July 1, 2009 shall be allowed 36 months after the date of approval to achieve active and substantial development or building as described in paragraph I(a) and every subdivision plat and site plan approved by the planning board on or after July 1, 2005 and prior to July 1, 2009 shall be allowed 6 years after the date of approval to achieve substantial completion of the improvements as described in paragraph II.

2 Effective Date. This act shall take effect upon its passage.

Bill Cantwell seconded the motion for discussion. DISCUSSION: Gretchen Gott stated this site is located closely to the intersection of NH Routes 27 & 156. Other developments have been asked by the Planning Board to contribute to the traffic light escrow fund for a future traffic light at this intersection. Mr. Cartier Creveling stated this question was answered by the Board's Traffic Peer Review Engineer a while back. His recommendation is that, because this is an existing facility, and will result in very little, if any, additional traffic, the Board should not ask for a contribution from this applicant. Ms. Gott stated she disagreed with this assessment, adding there is a similar facility located in another Town where people do utilize the drive-through food service tenant by itself. The tenant will draw customers by itself that may not want to purchase gas at the time of their going to the site. Ms. Matthews noted the tenant may draw business away from other locations in Town, meaning the traffic levels would be the same. VOTE ON THE MOTION: The motion passed with a unanimous vote of 6-0-0.

Public Hearing – JCR Construction Site Plan

Continued from 04/16/2009; Application #2008-003 – An application for site plan review has been submitted by Jones & Beach Engineers, Inc. on behalf of JCR Construction Co., Inc. to construct a 200' x 86' unheated vehicular storage building. The properties are shown on Raymond Tax Map 33, Lots 90 & 109; 181 NH State Route 27.

Members Sitting for this Hearing: Jonathan Wood, Carolyn Matthews, Jim Kent, Bill Hoitt, Gretchen Gott, Bill Cantwell.

Mr. Cartier Creveling stated at this time, the Town has still yet to receive a letter of agreement between the abutter, Mr. Carpentier, and JCR Construction. Also, Fire Chief Pratt has yet to provide a letter regarding the fuel storage tanks. As for any engineering issues, Altus Engineering has indicated they are comfortable if the Board chooses to issue a conditional approval tonight. The two outstanding letters can be conditioned with 30 day time frames.

Jonathan Wood noted sheet C2 shows the location of the requested arborvitaes.

Joe Coronati of Jones & Beach Engineers, Inc. added the plan also shows approximately 600' of fencing along the top of the ledge face.

Bill Hoitt asked if the type of fencing being used has been changed from what was discussed during the site walk. Mr. Coronati replied the fencing will be the same – a chain link fence that is "black-dipped."

Bill Cantwell asked if there is an issue with the abutter that is causing the delay in receiving a written agreement. Mr. Coronati replied he does not believe there is an issue, but rather the applicant is having difficulty getting a hold of Mr. Carpentier.

Carolyn Matthews stated she thought the applicant worked something out with Altus Engineering where the stone being used on site would be checked weekly during the muddy season, and also that washing of the stone was not going to take place on this site. Mr. Coronati noted there is no silt currently making it into the Lamprey River, and the current conditions of the site are the worst that there will be. Ms. Matthews stated she believes the concern is with the silt within the rock pile currently on site that could flow to the river. Mr. Coronati replied that the proposal is to screen the pile of stone on the site, and spread only the stone around. He added that realistically, the best way to monitor this would be if silt is seen coming out onto Route 27, which he suspects will not occur.

PUBLIC COMMENT

There was no public comment.

MOTION: Bill Cantwell made a motion to approve Application #2008-003 for the site plan proposed by JCR Construction Company for property shown on Raymond Tax Map 33, Lots 90 & 109 with the following conditions:

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be fulfilled within six (6) months, and confirmed in writing by the Raymond Community Development Director, unless otherwise specified, or this approval shall become null and void. The following are conditions precedent:
 - a. Applicant must receive all required local, state and federal permitting for the project;
 - b. All fees authorized to be charged to applicant pursuant to site plan review regulations including, but not limited to, application fees, costs of special studies and legal review, shall be paid by the applicant;
 - c. Deeds, easements, conservation easements, condominium documents maintenance agreements, and any other legal documentation pertinent to this development shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
 - d. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the plan approval date of **May 7, 2009**. ***Failure to execute the required agreement will result in plan approval revocation.***
 - e. The applicant shall address to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified as a result of the peer review. Written concurrence, from the Town's Engineer and the Raymond Community Development

Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.

- f. The applicant shall provide a letter from the Raymond Fire Chief that:
 - 1. He is satisfied with the dry hydrant system as proposed by the applicant; and
 - 2. The onsite fuel storage tank meets all local and/or state requirements to his satisfaction. If an inspection is required by a third party to make said determination, this shall be at the expense of the applicant.
 - g. The applicant shall provide a letter of agreement signed by the owners of Tax Map 33, Lot 93 (direct abutters to the project) stating that Applicant has permission and access to plant 15' arborvitae on the property as shown on Sheet C2 of the approved site plan. If a signed letter of agreement cannot be provided by June 10, 2009, Applicant shall return to the Planning Board with alternative proposal to provide screening between the site and Tax Map 33, Lot 93.
2. The following items must be completed within twelve (12) months^[2] of the completion of conditions precedent to constitute "active and substantial development or building" pursuant to (RSA 674:39), and as confirmed in writing by the Raymond Community Development Director:
- a. Grading, drainage improvements and paving as represented on the approved site plan.
3. The following items must be completed to constitute "substantial completion of the improvements" pursuant to (RSA 674:39):
- a. Completion of remaining improvements as represented on the approved site plan.
4. Estimates for all improvements shall be provided by Applicant for review and approval by the Raymond Public Works Director or his designee. These estimates will be utilized to establish an inspection escrow account (equal to 4% of the estimated cost of improvements), which must be in place with the Town of Raymond prior to start of any site work. Additionally, these estimates will be used as the basis for computing the Surety/Performance Bond to be provided by Applicant in favor of the Town of Raymond prior to issuance of a Certificate of Occupancy by the Raymond Code Enforcement Officer. Surety/Performance Bond values shall be based upon the value of unfinished work at the time of issuance of said Certificate of Occupancy plus a 10% contingency.
5. This approval is subject to the following waivers as granted by the Raymond Planning Board:
- a. Waiver from Site Plan Review Regulations, Article VII, Section VII, Paragraph 4 – The maximum grade for parking areas shall be 5%.
 - b. Waiver from Site Plan Review Regulations, Article VI, Paragraph 1 & 2 (Plan Scale), and Paragraph 10 (Vicinity Map Scale).

6. The applicant shall complete and submit a Lot Consolidation Form to the Town.
7. If at any time the fabric structure is changed to be a stick-built or other structure, then a cistern shall be installed.
8. Other conditions imposed by the Planning Board:
 - a. N/A
9. Off-site improvement fees for specific deficiencies found to have a rational nexus to this project are as follows: *(describe in detail and amount)*:
 - a. N/A

SB 93 – VERSION ADOPTED BY BOTH BODIES

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*Be it Enacted by the Senate and House of Representatives in General Court convened:
1 New Paragraph; Local Land Use Planning; Recorded Plans; Four Year Exemption;
Additional Exemption Added. Amend RSA 674:39 by inserting after paragraph IV the following new paragraph:*

V. Notwithstanding the time limits established in paragraph I, every subdivision plat and site plan approved by the planning board on or after January 1, 2007 and prior to July 1, 2009 shall be allowed 36 months after the date of approval to achieve active and substantial development

or building as described in paragraph I(a) and every subdivision plat and site plan approved by the planning board on or after July 1, 2005 and prior to July 1, 2009 shall be allowed 6 years after the date of approval to achieve substantial completion of the improvements as described in paragraph II.

2 Effective Date. This act shall take effect upon its passage.

Gretchen Gott seconded the motion for discussion. DISCUSSION: Mr. Coronati asked if it would be possible to do the project in two steps. First, the drainage ponds that need to be constructed, and then a second phase is the construction of the building and paving afterward. Mr. Wood noted the language of SB93, which provides a lengthy protection for timelines to the applicant. VOTE ON THE MOTION: The motion passed with a unanimous vote of 6-0-0.

Public Hearing – Clematis Corporation Subdivision

Continued from 03/26/2009; Application #2007-030: An application for a 16-lot subdivision has been submitted by Jones & Beach Engineers, Inc. on behalf of 12 & 20 Clematis Corporation. The applicant proposes to subdivide a lot of approximately 18.7 acres into 16 individual lots. The property is shown on Raymond Tax Map 29, Lot 58; Prescott Road.

Members Sitting for this Hearing: Jonathan Wood, Carolyn Matthews, Jim Kent, Bill Hoitt, Gretchen Gott, Bill Cantwell.

Joe Coronati of Jones & Beach Engineers, Inc. stated since the last meeting, a fairly lengthy review from Altus Engineers came in, so they have been working on that. He stated houses and driveways have now been shown on all the lots within the subdivision. Also, the detention pond was relocated and the drainage was redesigned, as was brought up during the site walk. Also, the road has been redesigned so it is no longer steeper than 5% grade.

Gretchen Gott stated if this is a public road, the Town would be responsible for maintaining the drainage and roadway, therefore increasing a burden on Town services.

Carolyn Matthews stated she recalls from a stormwater workshop she attended in the past that it was recommended for Planning Boards to get a specific explanation and statement on how drainage areas will be maintained. Mr. Cartier Creveling stated he would discuss this issue with Public Works Director McCarthy and bring something back to the Board prior to the project receiving conditional approval. Ms. Gott asked for Altus Engineering to also weigh in on this issue.

Jonathan Wood and Carolyn Matthews each indicated they have difficulty with the lot located next to the substation, adding they both see it as an unbuildable lot due to the difficult conditions involved with building on this lot. Mr. Coronati stated the only way he may be able to show this lot is actually buildable is with an approved septic system design.

Bill Cantwell asked if there are wetland setbacks for driveways, or are they for structures only. Mr. Cartier Creveling replied they are for structures only.

Jonathan Wood expressed concern with the lot where the drainage detention has been relocated to due to the wetlands located there. He asked how it could be delineated so people do not bring their lawn area right up to the edge of the wetland, because there are no trees in the area separating the wetland from open land. Mr. Coronati suggested a row of buffer trees to separate the wetland area.

The Board indicated they would like to see wetland markers along the edge of the wetlands.

The Board also discussed ways to best provide access to the recreational trail. Mr. Kent suggested provision of a walking trail through the drainage easement area. Mr. Coronati noted they would have to walk through a drainage ditch; however he has no issue with this.

Mr. Coronati concluded his presentation by briefly outlining his responses to some of Altus Engineering's initial concerns resulting from their peer review.

Chairman Wood polled the Board to see if the Board considered lot 58 as suitable or not suitable for building.

POLL RESULTS

Jim Kent – Not suitable

Gretchen Gott – Not suitable

Bill Hoitt – Not suitable

Bill Cantwell – Not suitable

Carolyn Matthews – Not suitable

Jonathan Wood – Not suitable

Jim Kent stated if the applicant is truly persistent in the need to develop that lot, then he would like to see exactly what percentage of the lot is wetland.

Community Development Director Cartier Creveling stated the next hearing should be re-noticed with the explanation that the Planning Board will make a Regional Impact determination. That way, the Town of Epping can be in attendance for the determination, if they so choose.

MOTION: Bill Cantwell made a motion to continue this hearing to June 18, 2009 at 7:00 p.m. at Raymond High School. This hearing will include a determination of Regional Impact. Bill Hoitt seconded. The motion passed with a unanimous vote of 6-0-0.

Other Business – Staff Update

The Board agreed, minus Carolyn Matthews who left the table for this decision, to cancel the scheduled non-meeting with Counsel for May 14, instead opting to hold a non-meeting with Counsel on May 21.

Mr. Cartier Creveling issued a brief update to the Board on the status of the Town Web Site.

The Planning Board heard reports from its members serving on other various boards and committees.

Adjournment

MOTION: Jim Kent made a motion to adjourn. Bill Hoitt seconded. The motion passed with a unanimous vote of 4-0-0. The meeting adjourned at 10:05 p.m.

Respectfully Submitted,

Robert Price
Planning Technician

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[1] If SB-93 goes into effect by signature of Governor Lynch or otherwise, the active and substantial development time frame in Item 2 above and the substantial completion time frame in Item 3 above will be subject to the time frames outlined in SB-93. A copy of the approved language is attached.

[2] If SB-93 goes into effect by signature of Governor Lynch or otherwise, the active and substantial development time frame in Item 2 above and the substantial completion time frame in Item 3 above will be subject to the time frames outlined in SB-93. A copy of the approved language is attached.